



MATTHEW JAMES
Property Services



10 Gillians Walk

Walsgrave, Coventry, CV2 2NT

£219,995



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Front Garden

Very spacious frontage with plenty of off road parking. Neatly presented with block paving and a centre feature. Wrought iron gates lead you to the car port which provides shelter for those rainy days.

Entrance Hallway

Having airing cupboard that house the combination gas boiler and doors leading off to:

Shower Room

6'5 x 5'6 (1.96m x 1.68m)

A spacious light room that's recently been modernised with shower enclosure, washbasin, electric shaving point and toilet unit.

Kitchen

10'3 x 8' (3.12m x 2.44m)

To the rear with a window overlooking the garden, the kitchen / breakfast room has a great selection of storage behind white doors and space for all those much needed appliances.

Living Room

16'9 x 10'2 (5.11m x 3.10m)

The largest room in the property which will comfortably accommodate your choice of furnishings for relaxing in. The feature fireplace will keep the room cosy in those winter evenings.

Bedroom One

14' 9' (4.27m x 2.74m)

To the front aspect, it has a great selection of wardrobe space and natural light floods in through the large window

Bedroom Two

10'4 x 9'4 (3.15m x 2.84m)

To the front aspect, a great sized light, double room - perfect guest or hobby room

Conservatory

11'1 x 10'5 (3.38m x 3.18m)

A lovely addition to the property, tiled flooring, fitted with blinds and benefiting from both heating and a ceiling fan to take advantage of all year round, Door that leads out to

Garage

17'7 x 8' (5.36m x 2.44m)

With an up and over door to the front and side door access, this garage can be accessed from the front or rear garden. As with the rest of the property, it has been very well looked after and a great space with an electrical supply

Rear Garden

A nice sized outsized space, mainly laid with paving so handy kept. The borders are decked out with flowers and shrubs. There is also a water butt system and outside tap in place to help maintain for those gardeners.



Road Map



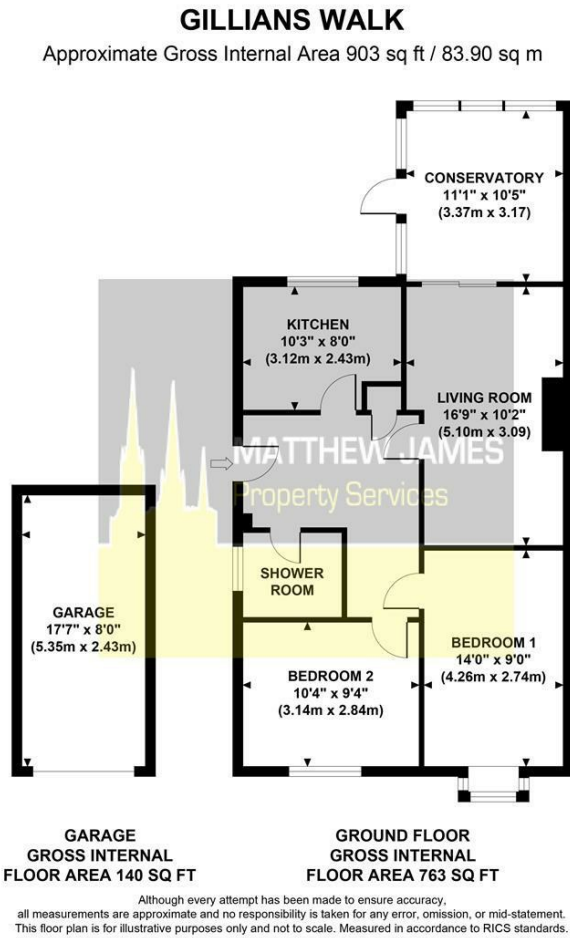
Hybrid Map



Terrain Map



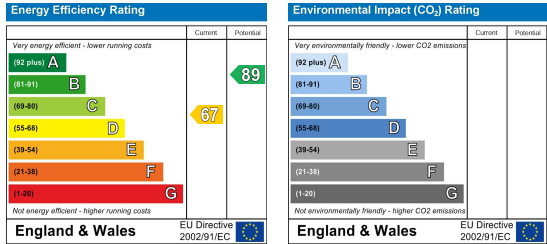
Floor Plan



Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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